086.0	0005	0013.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 633,200 / 633,200
					USE VALUE: 633,200 / 633,200
					ASSESSED: 633,200 / 633,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
265		LOWELL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CHARLIER-MATTHEWS REBECCA	
Owner 2:	KOSMATKA KRISTOPHER	
Owner 3:		
Street 1:	265 LOWELL ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	TAYLOR MEG M -
Owner 2:	-
Street 1:	265 LOWELL ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,256 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1926, having primarily Asbestos Exterior and 1200 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4256.000	247,100	2,700	383,400	633,200
Total Card	0.098	247,100	2,700	383,400	633,200
Total Parcel	0.098	247,100	2,700	383,400	633,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 527.67 | /Parcel: 527.6

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	54844
GIS Ref	
GIS Ref	
Insp Date	03/06/09

!7057!

PREVIOUS ASSESSMENT

Parcel ID: 086.0-0005-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	247,500	2700	4,256.	383,400	633,600	633,600	Year End Roll	12/18/2019
2019	101	FV	220,700	2700	4,256.	377,900	601,300	601,300	Year End Roll	1/3/2019
2018	101	FV	220,700	2700	4,256.	290,300	513,700	513,700	Year End Roll	12/20/2017
2017	101	FV	220,700	2700	4,256.	273,800	497,200	497,200	Year End Roll	1/3/2017
2016	101	FV	220,700	2700	4,256.	251,900	475,300	475,300	Year End	1/4/2016
2015	101	FV	208,400	2700	4,256.	235,500	446,600	446,600	Year End Roll	12/11/2014
2014	101	FV	208,400	2700	4,256.	216,900	428,000	428,000	Year End Roll	12/16/2013
2013	101	FV	208,400	2700	4,256.	216,900	428,000	428,000		12/13/2012

PRINT

Date	Time
12/10/20	21:44:14

LAST REV

Date	Time
01/23/20	10:19:23
jorourke	
7057	

USER DEFINED

Prior Id # 1:	54844
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT | PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TAYLOR MEG M,	73620-240	1	11/8/2019		715,000	No	No		
TAYLOR CHARLES	27133-303		3/14/1997		150,000	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/3/2015	1268	Re-Roof	6,800		9/3/2015			Strip and re-roof.
3/27/2006	205	Redo Kit	18,000			G7	GR FY07	& REPL FRT PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
1/23/2020	SQ Mailed	JO	Jenny O
10/29/2015	Permit Insp	PC	PHIL C
3/6/2009	Measured	372	PATRIOT
3/7/2000	Inspected	276	PATRIOT
2/3/2000	Mailer Sent		
2/3/2000	Measured	263	PATRIOT
8/5/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4256		Sq. Ft.	Site		0	70.	1.29	6									383,375						383,400	

Total AC/HA:	0.09770	Total SF/SM:	4256	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	383,375	Spl Credit		Total:	383,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:	4 - Vinyl	15	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:	G - Good		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	10	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Poor

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	1.08029175
Adj $ / SQ:	189.591
Other Features:	66000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	335702
Depreciation:	88625
Depreciated Total:	247077

COMMENTS

SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB					

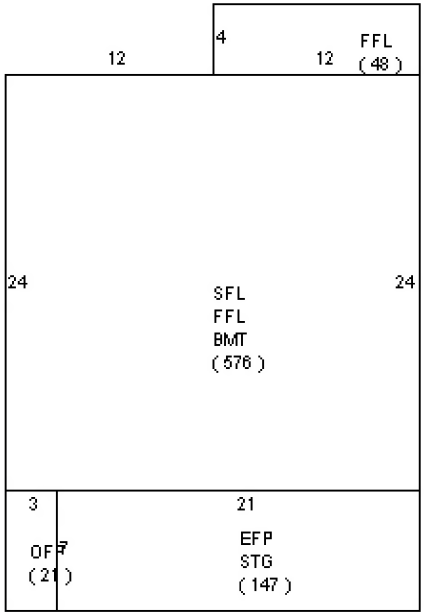
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	189.59
Special Features:	0	Val/Su Net:	118.17
Final Total:	247100	Val/Su SzAd	205.92

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	624	189.590	118,305
BMT	Basement	576	56.880	32,761
SFL	Second Floor	576	189.590	109,205
EFP	Enclos Porch	147	49.420	7,265
STG	Storage	147	7.950	1,169
OFP	Open Porch	21	47.530	998

Net Sketched Area:	2,091			Total:	269,703
Size Ad	1200	Gross Are	2091	FinArea	1200

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

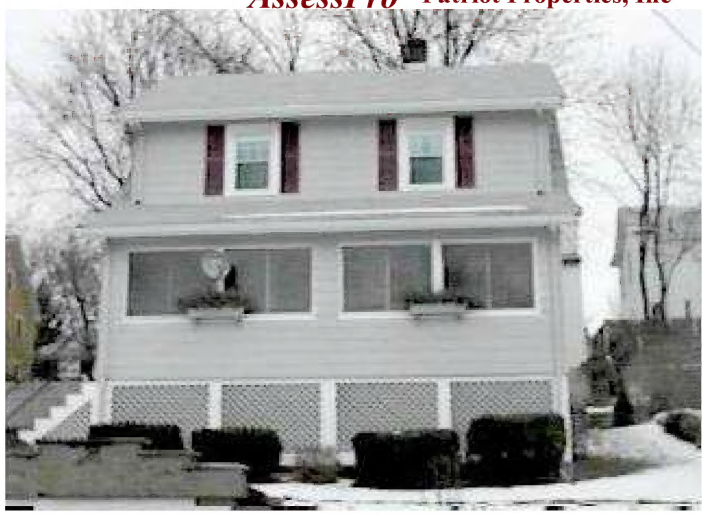
SPEC FEATURES/YARD ITEMS

PARCEL ID

086.0-0005-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	11X18	A	FR	1926	27.63	T	50	101			2,700			2,700

More:	N	Total Yard Items:	2,700	Total Special Featues:	Total: 2,700

IMAGE

AssessPro Patriot Properties, Inc